This instrument prepared by:
Momentum Title, LLC
313 East Main Street, Suite 2
Hendersonville, TN 37075
File Number: 6-8779-RL

Karen Johnson Davidson County
Batch# 523486 DEEDWARR
12/02/2020 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20201202-0140090

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this the 23RD day of November, 2020.

Notary Public
My Commission Expires:

ASHLEY OSGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hannah Vaughan and Adam Nelson 7609 Indian Springs Drive Nashville, TN 37221	Hannah Vaughan and Adam Nelson 7609 Indian Springs Drive Nashville, TN 37221	128 13 0 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

William Joseph Lyons and Devon Blaine Gardner NKA Devon Blaine Lyons, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Hannah Vaughan, **and Adam Nelson,** wife and husband hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of B. V. 1776 Estates of record in Plat Book 5050, Page 76, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 130.71 feet on the Southerly margin of Indian Springs Drive and extends back 316.65 feet on the Easterly line and 355.0 feet on the Westerly line to a dead line in the rear, measuring 132.74 feet thereon.

Being the same property conveyed to William Joseph Lyons, a single man and Devon Blaine Gardner, a single woman, by Warranty Deed from Estate of Mary Evelyn Myers, of record in Instrument No. 20151231-0131522, in the Register's Office of Davidson County, Tennessee, dated December 21, 2015 and recorded on December 31, 2015.

This is improved property located at: **7609 Indian Springs Drive, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of November, 2020.

GRANTOR:

Devon Blaine Lyons previously known as Devon Blaine Gardner
Devon Blaine Lyons previously known as Devon Blaine Gardner

William Joseph Lyons

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Devon Blaine Lyons and William Joseph Lyons, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of November, 2020.

Notary Public
My Commission expires: 10/23/2023

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024